

AUG 2005

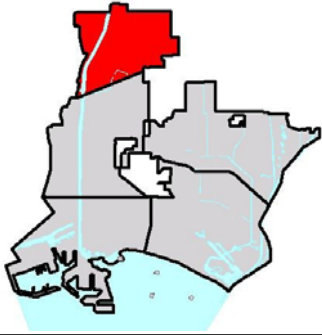
North Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building
Community and Environmental Planning Division

www.longbeach.gov/plan/pb/cpd



Revised August 5, 2005



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at Scott.Mangum@longbeach.gov if you have questions about this bulletin.

This bulletin is also available on the internet at:
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NEW APPLICATIONS

1. Administrative Use Permit and Standards Variance to convert commercial space to residential unit at 412 E. Market St. (Case 0505-30) JM (see Attachment 12)

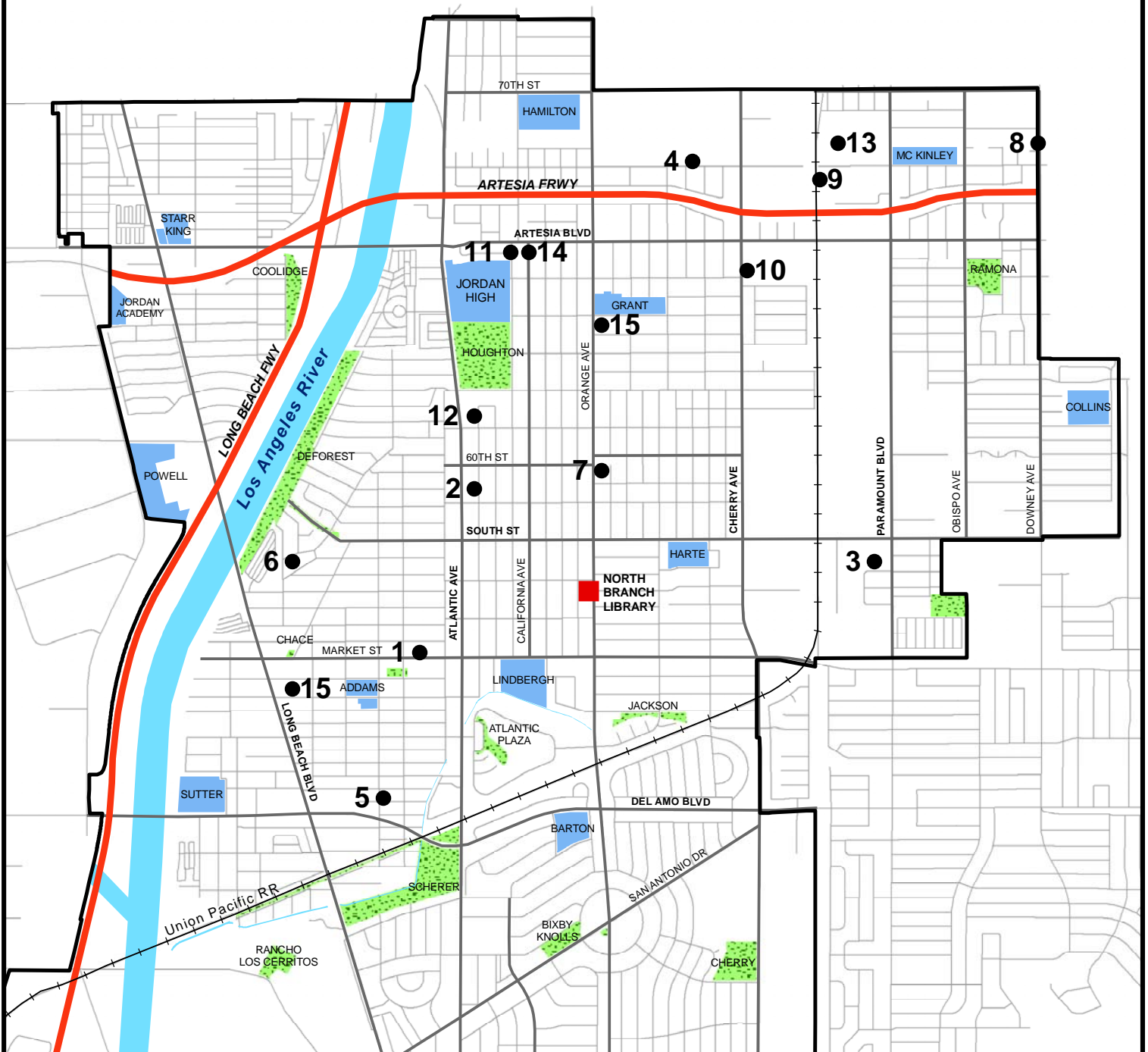
There are currently 6 residential units and an 1,800 SF commercial lease space at 412 E. Market Street. The applicant has requested an Administrative Use Permit to convert the commercial space to a 3BR, 1BA residential unit and combine an existing one bedroom and studio unit to result in a total of 6 residential units. The property is zoned CNR (Neighborhood Commercial and Residential) which permits both commercial and residential uses. However, the number of residential units is legal non-conforming with respect to density (if the property were vacant only 2 residential units would be permitted under current code) and parking (9 spaces are present, where 11 would be required). In addition, a Standards Variance is requested for less than required front yard setback (an 8-foot setback for ground floor residential is required). The last commercial use for this space was a medical clinic.

The Zoning Administrator **Public Hearing** is scheduled for **August 8, 2005**, at 2:00 P.M. in Planning and Building 7th Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Carolyn Bihn, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

2. Staff Site Plan Review for new two-story retail/office building at 5948 Atlantic Ave. (Case 0506-29) LF (see Attachment 4)

A new 1,257 SF two-story retail/office building with 5 parking spaces is proposed on the 40' x 115' vacant lot. The Site Plan Review Committee determined that the project requires significant **redesign** to comply with the North Long Beach Design Guidelines. Specifically, the design should reflect that of a storefront building, where the submitted design is has a residential look. Additionally, the project may require variances for driveway width, setbacks, and number of parking spaces.

North Long Beach - Site Location Map



- Library
- ▨ Park
- School



0 1,250 2,500 5,000
Feet

1. 412 E. Market St. – AUP, SV to convert commercial to residential (8/8 ZA)
2. 5948 Atlantic Ave. – SSPR for retail office building
3. 2628 South St. – CUP for Expansion of use with alcohol sales (9/1 PC)
4. 1719 E. 68th St. – SSPR, Tract Map, SV for 4-home subdivision (9/15 PC)
5. 306 E. Home St. – AUP, SV to convert commercial to residential (ZA)
6. 119 E. 57th St. – SSPR for Single Family Residence on narrow lot
7. 5936 Orange Ave. – CUP to reestablish Laundromat (9/1 PC)
8. 6841 Downey Ave. - SSPR for Cellular Antenna on SCE Tower
9. 2531 E. 67th St. -CUP Mod, ND - LNG Tank & Fueling Station (9/15 PC?)

3. Conditional Use Permit to expand convenience market with existing alcohol sales at 2628 South St. (Case 0507-02) SV (see Attachment 5)

The convenience market/liquor store is located within an existing shopping center. The applicant proposes to expand into the adjacent lease space by 900 SF to sell additional non-alcoholic items. The market currently has a Conditional Use Permit Exemption. At the time it was established a CUP for alcohol sales was not required. The expansion of an existing business selling alcoholic beverages requires a CUP.

The Planning Commission **Public Hearing** is scheduled for **September 1, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

4. Staff Site Plan Review, Tentative Tract Map, and Standards Variance for a subdivision and 4 new single-family homes at 1709 E. 68th St. (Case 0501-05) JW (see Attachment 8)

The 66' by 300' lot is zoned R1-M. A subdivision of four residential lots and a private street is proposed. Two-story single-family homes between 1,500-1,700 SF are proposed on each of the residential lots with the rear three homes taking access from a newly created private street. As proposed, the private street would require a standards variance for less than code-required width. The design will be reviewed through Staff Site Plan Review. A Planning Commission Public Hearing date will be set to consider the tentative map and variance request.

The applicant previously applied for Conceptual Site Plan Review seeking to build 5 single-family homes. The Staff Site Plan Review Committee determined that a private street would be required for this development and that the private street area cannot be counted toward the 3,600 SF minimum lot size. Preliminary design comments stated that the front home should address the street and that the rear homes should be oriented in the same direction.

The Planning Commission **Public Hearing** is scheduled for **September 15, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

5. Administrative Use Permit and Standards Variance to convert commercial building to residential at 306 E. Home St. (Case 0506-28) JM (see Attachment 9)

The 75' x 90' (6,750 SF) lot is zoned R1-N (Single Family Residential) and contains two primary structures, a single-family dwelling and vacant commercial structure built in 1928. The applicant has applied for an Administrative Use Permit to change the use of the commercial structure at the corner to a second residential unit. A Standards Variance would also be required to allow a 0' setback on the North and West property lines.

The application is currently **incomplete** pending a special building inspection to ensure the building conforms or can be repaired to conform to minimum building, plumbing, fire, housing, electrical and earthquake code provisions as necessary to protect public health and

safety. Once complete, the application will be scheduled for the Zoning Administrator public hearing.

6. Staff Site Plan Review for new Single Family Dwelling on narrow lot at 119 E. 57th St. Case (0504-19) MM (see Attachment 11)

A new 1,898 SF two-story house with attached two-car garage is proposed on the vacant R1-N (Single Family Residential) zoned lot. The lot dimensions are roughly 25' x 125'. Staff Site Plan Review is required for new dwelling units located on lots less than 27' in width. The design was conditionally **approved** through Staff Site Plan Review with conditions that stamped concrete/paving is used in the driveway, that the garage door contain a row of windows, and that the front and side yard is well landscaped with a minimum of six five-gallon shrubs, ground cover, and a 24" box size canopy tree.

PENDING CASES PREVIOUSLY REPORTED ON

7. Conditional Use Permit to re-establish a Laundromat at 5936 Orange Ave. (Case 0505-25) LH (see Attachment 1)

The applicant proposes to operate a 1,500 SF coin-operated Laundromat with 32 washing machines and 24 dryers within an existing 2-story, 31-unit apartment building. A total of 28 parking spaces are shown on the site plan. The property is currently zoned residential (R-2-N), which does not allow Laundromats, a commercial use. The building was constructed in 1962 as a coin operated Laundromat in addition to the 31 residential units, but has since lost its non-conforming rights as a commercial Laundromat. The last record of a business license for a Laundromat was in the late 1980s, while the last commercial retail business license lapsed in 1997. The site is currently being used as a Laundromat and has been cited by business license enforcement. A Conditional Use Permit is required to re-establish a non-residential non-conforming use that has been abandoned for a period greater than 12 months.

The Planning Commission **Public Hearing** is scheduled for **September 1, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

8. Staff Site Plan Review for Cellular Antenna addition to a SCE Tower at 6841 Downey Ave. (Case 0506-21) LH (see Attachment 6)

The applicant proposes to attach cellular antennas (57' high) to an existing 141-foot high Southern California Edison transmission tower and add new 12' x 28' enclosed equipment shelter at ground level. Attached/roof mounted cellular and personal communication services are permitted by right in the Public Right-of-Way zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

9. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed.

Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

A firm Planning Commission date will be set once off-site improvements are met to the satisfaction of the Public Works Department.

The Planning Commission **Public Hearing** is tentatively scheduled for **September 15, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

10. Staff Site Plan Review and AUP for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) JR (see Attachment 3)

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a mortuary.

The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required. A redesigned plan would come back to the Staff Site Plan Review committee and the AUP request would be heard at a noticed public hearing.

11. Conditional Use Permit for a Church at 990-992 E. Artesia Blvd. (Case 0501-16) JW (see Attachment 7)

The existing two-story structure, built in 1965 as a retail building, is located at 990-992 E. Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The Iglesia de Dios Israelita currently conducts services at this location and was cited by the City's zoning enforcement division for operating without a CUP. The applicant shall request a special building inspection to identify possible building code issues and shall provide a parking plan that addresses the deficiency in code required parking. Three parking spaces are provided on site. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

12. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) JR (see Attachment 10)

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because the off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed and a parking study is submitted.

13. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19th meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of May 24, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

14. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan. The property owner stated that he would explore shared use parking with the adjacent auto repair shop directly West of the church. A special inspection by a building inspector has been completed; exiting and ADA access issues will need to be addressed through building plan check.

The Planning Commission **Public Hearing** is scheduled for **September 15, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyne Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

ACTIONS ON COMPLETED CASES

15. Standards Variance request for Single Family Home Addition at 22 E. Plymouth St. (Case 0505-38) MM

The 25' x 150' lot, zoned R-3-4, is currently developed with a 544 SF single-family dwelling and a garage. A Standards Variance is requested for the proposed 168 SF addition with a 3-foot setback from the Western side property line. The R-3-4 zoning district does not permit less than a 5-foot side yard setback. The existing single-family dwelling is also built 3 feet from the Western property line. The Zoning Administrator **approved** the standards variance for a side-yard setback at the July 25, 2005 hearing.

16. Staff Site Plan Review for Cellular Antenna addition to a Church at 6380 Orange Ave. (Case 0204-52) LH

The applicant proposes to add cellular antennas to the Community Presbyterian Church steeple (screened with a material to match the steeple) and add screened equipment cabinets to the Church roof. An application to add unscreened cellular antennas to the Church steeple was approved in 2002. The proposed cellular antenna addition was **approved** through Staff Site Plan Review.

ANNOUNCEMENTS

17. Long Beach General Plan Update: Land Use and Mobility Elements.

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each

Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors in North Long Beach. In March the economic feasibility of a variety of development types was presented, input from the Citywide General Plan workshop was received, and cluster members voted on preferred land uses. In May presentations were given regarding the relation of the Land Use Element update to the City's ongoing Jobs and Business Strategy and Economic Development Element plans.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website:

http://www.longbeach.gov/apps/advance_plan/index.html

IMPORTANT PHONE NUMBERS

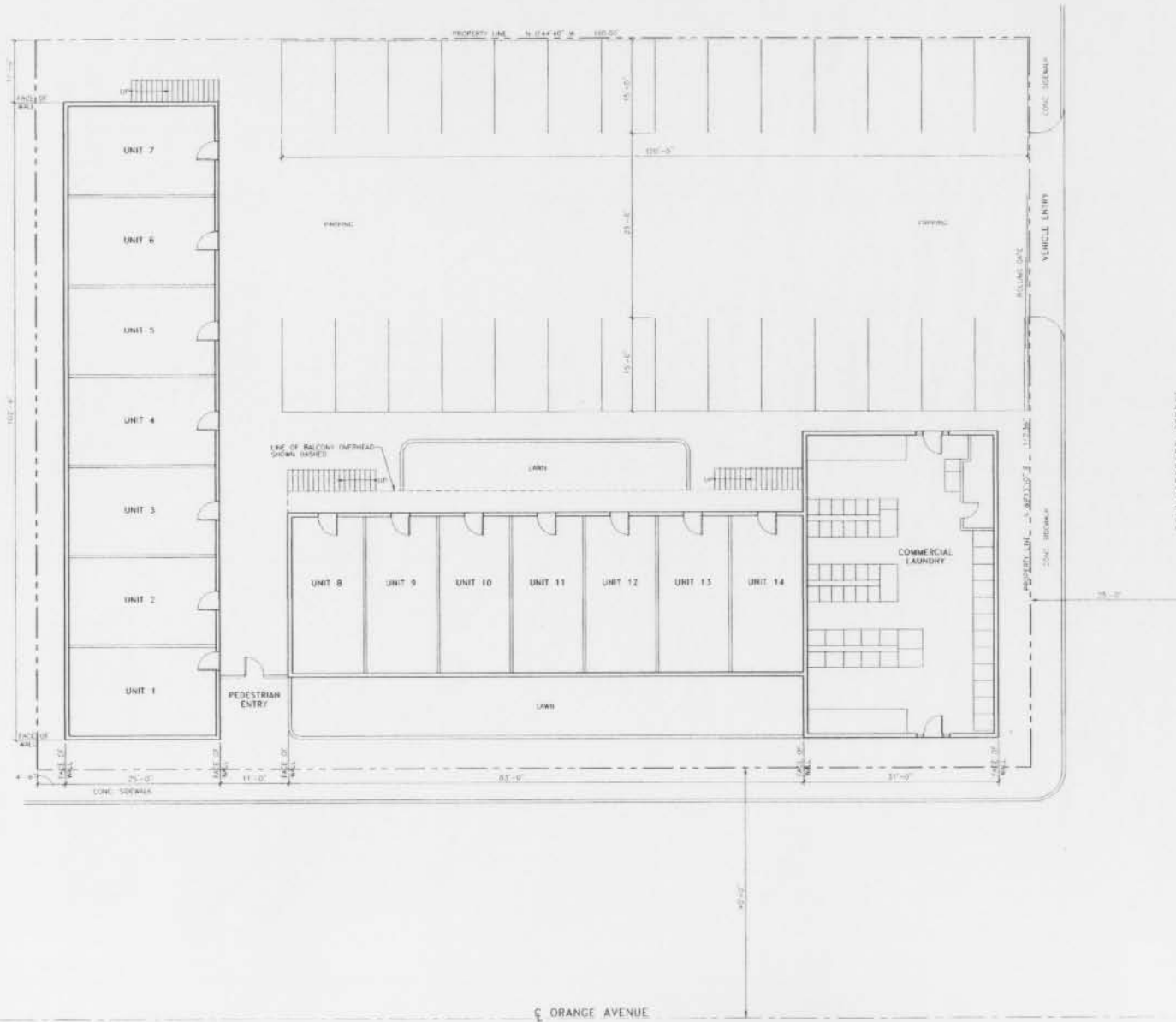
Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

ATTACHMENT 1

Project data

PROJECT NO: 15-001
 PROJECT NAME: 5936 ORANGE AVENUE
 PROJECT ADDRESS: 5936 ORANGE AVENUE
 CITY: ORANGE, CALIFORNIA 92667

Becker Design
 1800 South Coast Highway, Suite 307
 Orange, California 92667
 Telephone: 714.770.7000
 Email: info@beckerdesign.com



As-built drawings for:
 5936 Orange Avenue
 Long Beach, California



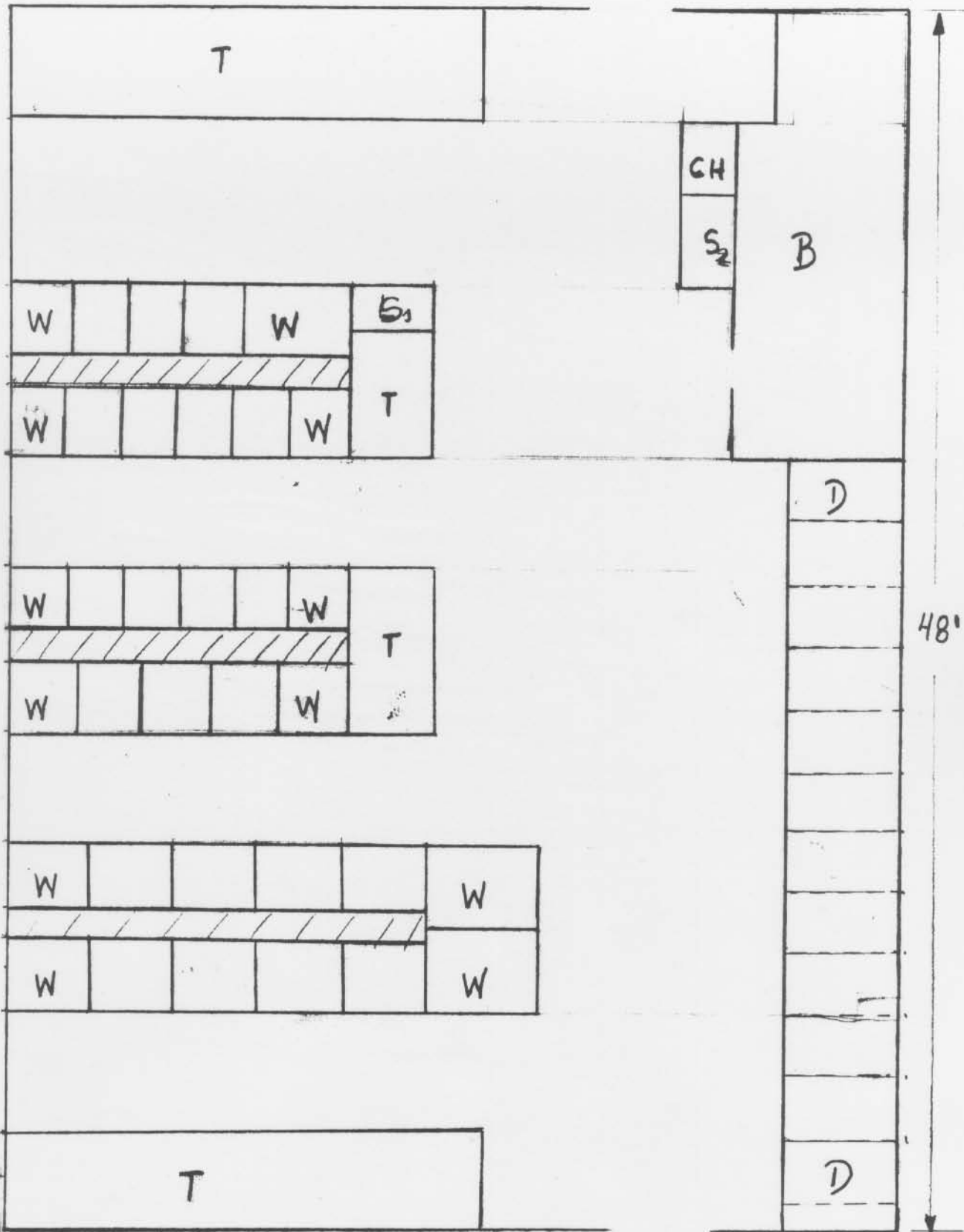
Site plan 1/8"=1'-0"

A-1

5936 Orange Ave. Laundry

30'

ATTACH. 1 (Cont.)



48'

HUNTERFORD

W : WASHER MACHINE : 32

D : DRYER : 24

T : TABLE : 4

CH : MONEY CHANGE : 1

B : BOILER : 1

S1 SINK : 1

S2 SOAP MACHINE : 1

[illegible]

DATE	TIME
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

1

1

THE UNIVERSITY OF CHICAGO



AD STUDIOS, INC.
ALLAN ROSE DESIGN STUDIOS INC.
1022 DORSET AVE. SUITE 7, DORSET, ON.

APPROXIMATELY 100,000
WORKERS UNEMPLOYED
IN THE COUNTRY
LAST YEAR.

HOWARD LUNSON
2510 O-DRIFT AVE.
LONG BEACH, CA. 90801

Grade 5

1000



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

CORRELATION

1997 11-04
1998 11-04

FROM THE

2008

STUDY FUNDING: The authors have nothing to disclose.



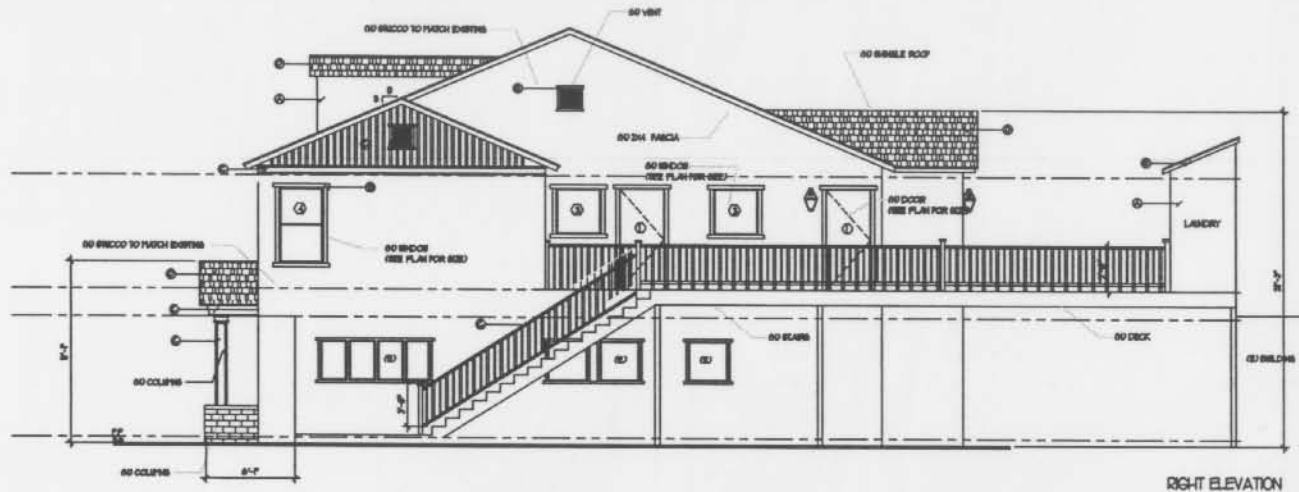
SUBSTRATE	TYPE	CONCENTRATION
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project no. 040428
phase CD
date 11.11.04
cost WF = 1'-2'
drawn by BE
sheet name :
add date :

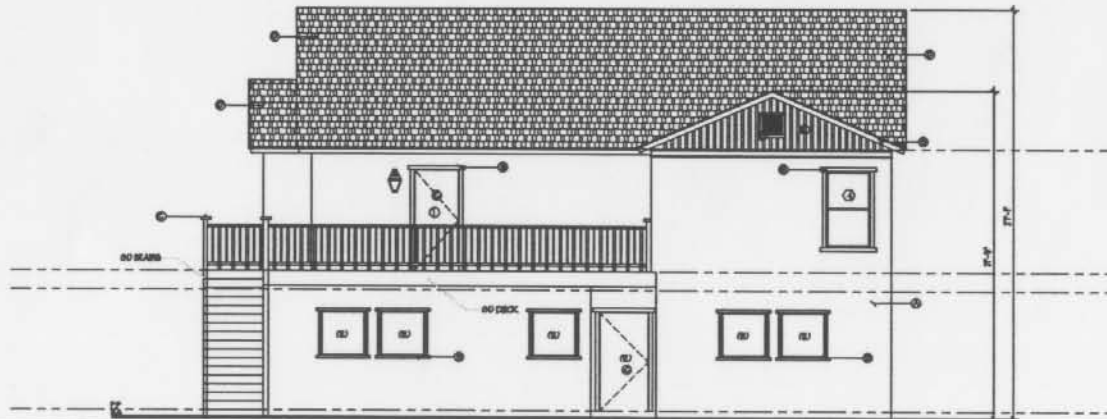
ATTACH. 3 (Cont.)

ATTIC VENTILATION REQUIRED

CHL 2" x 12" SP. RAIL
NO
5 x 55 x 1/2" ALUMINUM VENTS PROVIDED
5.2.205 - 1" OF RAIL
NO
5 SCREEN VENTS PROVIDED



RIGHT ELEVATION



REAR ELEVATION

* ALL MATERIALS TO MATCH EXISTING

ITEM	TYPE	DESCRIPTION
A BRICK	LA HABRA	3-18 BROWNELL SHADE 1001
B NO TRIM	VISTA PAINT	SPB-10 - GOLD
C DOORS + COLUPNS	VISTA PAINT	SW-02 - OFF-WHITE
D ROOFING	SOVEREIGN	PONTANA COLOR BLEND - CEDAR SHAKE - STEEL-14
E SIDING + RAILING	VISTA PAINT	SW-02 - OFF-WHITE

ELEVATION
SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

CONSTRUCTION NOTES

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ATTACHMENT 4

PLANTING NOTES

1. AREA PREPARATION OVER THE ENTIRE AREA PREPARE THE SOIL AS FOLLOWS:
A. REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS
B. NOTO TILL THE SOIL TO A DEPTH OF 12"
C. ADD 8 CUBIC YARDS PER 1000 SQ. FT. (100%) ORGANIC AMENDMENT FROM PLC ORGANICS (818 728 4722)
D. ADD 20 POUNDS OF AGRICULTURAL GYPHUM PER 1000 SQ. FT.
E. ADD 40 POUNDS OF GROW POWER PLUS 1000 SQ. FT.
F. NOTO TILL THE AMENDMENTS INTO THE TOP OF THE SOIL
G. AFTER PLANTING MATCH ALL AREAS WITH 1" LAYER OF AUTOHORIZED WOOD CHIPS.

2. TREE AND SHRUB PLANTING
A. PREPARE THE HOLE FOR THE PLANT AS SHOWN ON THE DETAILS
B. BACKFILL MIX SHALL BE:
50% SITE SOIL
50% PLC ORGANIC AMENDMENT
18 POUNDS OF GROW POWER PLUS PER CUBIC YARD
MIX THOROUGHLY BEFORE PUTTING INTO THE HOLE
C. IN THE BACKFILL MIX PLACE AGRIFORM TABLETS 4" FROM THE SURFACE
THE QUANTITY TO BE AS SPECIFIED BY THE MANUFACTURER

3. MAINTENANCE
A. FERTILIZE ALL PLANTING AREAS EVERY 30 DAYS WITH 20 POUNDS OF GROW POWER PLUS PER 1000 SQ. FT.
B. THE MAINTENANCE PERIOD IS TO BE 120 DAYS.

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 2. PROVIDE 1/4" C. BORES, 40 BLUEV FOR ALL PRESSURE LINE AND CONTROL WIRING UNDER ROADWAYS
 3. INSTALL WITH 3" OF COVER AND RECESSED TO 1/2"
 4. LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER'S REPRESENTATIVE. CONTROLLER TO BE IN PERFECT WORKING CONDITION
 5. IF MAINLINE AND CONTROL VALVES ARE SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS
 6. ALL SPRINK HEADS MUST TO CURBS AND WALKS TO BE INSTALLED ON HIGH-POP RISER. INSTALL 1/2" BELOW F.S. OF CONCRETE
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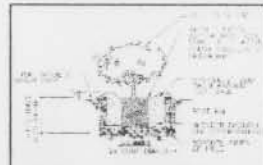
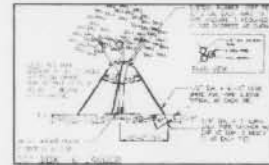
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 10. DO NOT HELPFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THE OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT ARE IN CONFLICT WITH THE PLANS. SUCH CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ON-SITE ADJUSTMENTS NECESSARY TO MAKE THE SYSTEM OPERATE AT NO ADDITIONAL COST TO THE OWNER
 11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. CONTRACTOR SHALL COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE BLUESV THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
 12. CONTRACTOR SHALL PROVIDE 100% SPRAY COVERAGE WITH A MINIMUM OF ONE-SIDEWAY
 13. LOCATE ALL VALVES WHERE THEY ARE ACCESSIBLE AND NOT EASILY VISIBLE
 14. ALL SPRINKLER HEADS SHALL BE ATTACHED TO POP-UP BODIES. TURN TO 4" POP-UPS AND SPRINK AREAS TO BE 8" POP-UPS
 15. CONTRACTOR TO PROVIDE IN-HEAD CHECK VALVES AS NECESSARY TO PREVENT WATER LEAKAGE
 16. PRESSURE TEST MAINLINE UNDER OBSERVATION BY OWNER'S REPRESENTATIVE. THE CONTRACTOR TO VISIT SITE BEFORE BEGINS PROJECT TO VERIFY FIELD CONDITIONS
 17. CONTRACTOR TO ADJUST ALL SPRINKLER HEADS SO THEY DO NOT SPRAY WATER ONTO ROADS, WALKS OR PAVING

- ### IRRIGATION NOTES
- CONTRACTOR TO PROVIDE INSTALLATION AND REFURISHMENT TO THE FOLLOWING SPECIFICATIONS:
1. ALL CONTROL AND COMMON WIRE TO BE AWG #14 UL-800 VOLT COPPER
 2. PROVIDE 1/4" C. BORES, 40 BLUEV FOR ALL PRESSURE LINE AND CONTROL WIRING UNDER ROADWAYS
 3. INSTALL WITH 3" OF COVER AND RECESSED TO 1/2"
 4. LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER'S REPRESENTATIVE. CONTROLLER TO BE IN PERFECT WORKING CONDITION
 5. IF MAINLINE AND CONTROL VALVES ARE SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS
 6. ALL SPRINK HEADS MUST TO CURBS AND WALKS TO BE INSTALLED ON HIGH-POP RISER. INSTALL 1/2" BELOW F.S. OF CONCRETE
 7. STOP ALL BACK DRAINAGE OF HEADS W/ CHECK VALVES IN RISER. ADJUST TO MINIMUM PRESSURE
 8. USE TEFLON TAPE OF DOPE ON ALL MALE PIPE THREADS OF CONTROL VALVE ASSEMBLY. ASSEMBLY AND BACK-FLUSH ASSEMBLY
 9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM
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 17. CONTRACTOR TO ADJUST ALL SPRINKLER HEADS SO THEY DO NOT SPRAY WATER ONTO ROADS, WALKS OR PAVING

PARKING REQUIREMENTS:

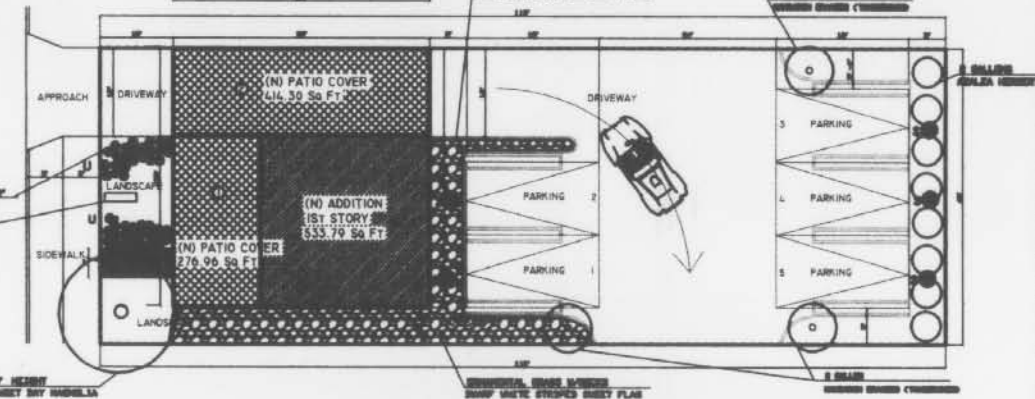
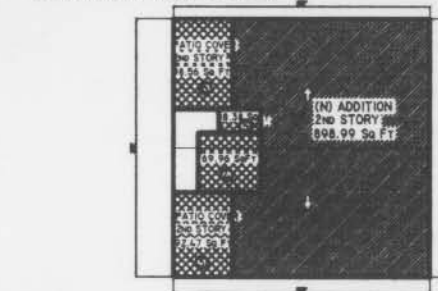
PARKING REQUIREMENTS:		
PARKING REQUIREMENTS:	1 PARKING SPACE FOR EACH 250 Sq.Ft. OF OFFICE/RETAIL AREA.	
RETAIL AREA 1ST FLOOR		463.68 Sq.Ft.
OFFICE AREA 2ND FLOOR		794.18 Sq.Ft.
	TOTAL OFFICE AND RETAIL AREA	1257.86 Sq.Ft.
PARKING REQUIREMENTS	OFFICE - RETAIL AREA / 250	1257.86 Sq.Ft. / 250 = 5.03 = 5 PARKING SPACES
PARKING PROVIDE		5 SPACES



LIGHTING

1. UPLIGHTING: PLACES AT THE BASE OF THE OBJECTS TO BE LIT. LIGHT IS ONLY UPWARD.

2. SPREAD LIGHTING: SPREAD LIGHTS FIXTURES TO ORIENT FIELDS OF LIGHT ALONG A WALKWAY OR IN PLANTING BEDS. FIXTURE SIZE WILL BE IN PROPORTION TO THE SUBGRASS PLANT MATERIAL. HEIGHT OF FIXTURES EXTENDING FROM SPREADS.



GENERAL NOTES

1. CONC. TO BE 4000 P.S.I. TYPE I WITH WATER-CEMENT RATIO NOT TO EXCEED 0.45 NO SPECIAL INSPECTION REQUIRED?
2. ALL LUMBER TO BE DRAVE HANDED AS FOLLOWS:
A. VERTICAL: AUTO-CONSTRUCTION STUD GRADE
B. HORIZONTAL: JOIST & RAFTERS: D.F. #1 LARCH
C. BEAMS & HANGERS: D.F. #1 LARCH
D. PLYWOOD: FLOOR & ROOF SHEET
E. SPACED ROOF SHEET: D.F. #1 LARCH
3. SWINGING EXTERIOR WOOD DOORS TO BE EQUIPPED WITH A DEADBOLT & DEADLOCKING DEVICE. BOTH KEY OPERATED FROM OUTSIDE. DEADBOLT TO HAVE HARDENED INSERT, 1 1/2" THICK, AND SETBACK INTO THE JAMB
4. WOOD DOORS TO BE MIN. 1 1/2" THICK. DOORS WITH ACCESSIBLE PART FROM EXTERIOR SHALL HAVE NON-REMOVABLE PIN TYPE HINGES. DOOR STOPS TO BE ONE-PIECE CONSTRUCTION OR JOINED BY A NAIL
5. GLASS DOORS & WINDOWS SHALL BE CAPABLE OF WITHSTANDING BURGLARY RESISTANCE TEST SET FORTH BY LOCAL BUILDING AUTHORITY (I.E. SECT. 8098 & 8107 OF LA COUNTY BUILDING CODE) AND BEAR FORCED ENTRY RESISTANCE LABELS. GLASS IN ALL DOORS & GLAZED WALL PANELS SHALL CONFORM TO U.S.C. CHAPTER 24
6. DOORS & WINDOWS OPENING TO EXTERIOR OR TO AN UNCONDITIONED SPACE SHALL BE WEATHERSTRIPPED TO LIMIT AIR INFILTRATION. ALL W/DO. SLIDING GLASS DOORS AND WINDOWS SHALL MEET AIR INFILTRATION STANDARDS AS REQUIRED BY FEDERAL AND/OR LOCAL AUTHORITY. AND SHALL BE CERTIFIED AND LABELED THERE.
7. INSULATION COMPLIANCE CARD SHALL BE POSTED IN A CONSPICUOUS LOCATION WITHIN THE BUILDING
8. INSPECTION IS REQUIRED FOR ALL INFILTRATION INTERIOR AND EXTERIOR BOTH OF WALL/CURBS BEFORE ANY WALLS IS COVERED
9. SHOWER / TUB ENCLOSURES AND DOORS TO BE 3/4" FULLY TEMPERED, UNLAMINATED OR APPROVED PLASTIC. ALL DOORS TO BEING OUT FROM BROWNE COMPARTMENT. GLASS ENCLOSURES SHALL BE LABELED CATEGORY 1. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 50 SQ. IN. OF FLOOR AREA. AND ENCOMPASS A 30 INCH DIAMETER CIRCLE
10. WALLS AT SHOWERS AND TUBS WITH SHOWERS SHALL BE CEMENT PLASTER, T.E. OR APPROVED EQUAL TO 5 INCHES ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT
11. FOR EXTERIOR EXHAUSTING AIR FROM THE BUILDING TO BE EQUIPPED WITH BACK DRAFT DAMPERS AND PROVIDE FIVE (5) AIR CHANGES PER HOUR
12. HANDRAILS & GUARDRAILS TO BE DESIGNED TO WITHSTAND 30 LBS. OF LATERAL FORCE AT TOP OF RAIL, LAD SUPPORTS TO GALD BLOCKING OR APPROVED FRAMED MEMBERS. RAILING WITH OPEN JOISTS TO HAVE IMMEDIATE WALK OR BALUSTRIES 8 INCH MAX. AND SO THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTRIES
13. HANDRAILS IS TO BE 34" TO 38" ABOVE STAIR NOSE, 1" 1/2" CLEAR TO WALL, 1" 1/2" 1/2" MAX CROSS SECTIONAL DIM. AND ENDS TURNED TO WALL OR RAILING POST
14. APPROVED 110 VOLT SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE INSTALLED IN ALL NEW & EXISTING BEDROOMS, HALLWAYS & ROOMS LEADING TO BEDROOMS AND AT TOP OF STAIRWAYS. SMOKE DETECTORS MAY BE BATTERY OPERATED AT EXISTING ROOMS

AREA CALCULATION

200000	CON
LOT AREA	1480.25 Sq. Ft.
BUILDING ON LOT	
(N) ONE STORY IN 1ST FLOOR	553.75 Sq. Ft.
(N) ONE STORY IN 2ND FLOOR	794.18 Sq. Ft.
TOTAL	1347.93 Sq. Ft.
(N) PATIO COVER	176.85 Sq. Ft.
(N) PATIO COVER (TOTAL)	176.85 Sq. Ft.

ATTIC VENTILATION

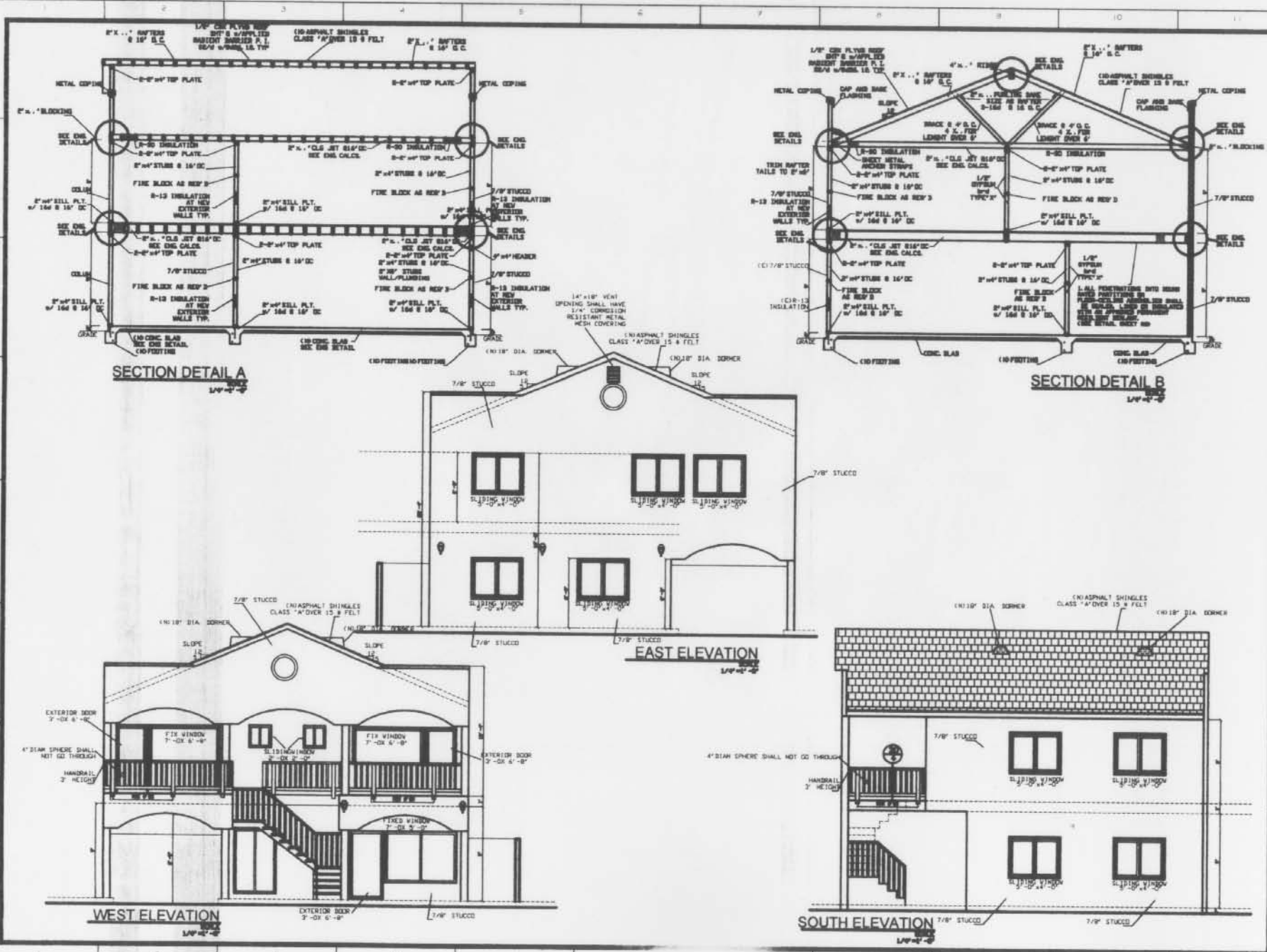
ATTIC NET AREA	553.75 Sq. Ft.
AREA OF AREA	5.59 Sq. Ft.
1" X 8" SIPS SPACING	5.59 Sq. Ft.
PROVIDE (4) VENT HOLE	5.59 Sq. Ft.
14" X 14" SIPS SPACING	5.59 Sq. Ft.
PROVIDE (4) VENT HOLE	5.59 Sq. Ft.
AREA PROVIDED 44 OF VENT = 0.88 SQ. FT.	5.59 Sq. Ft.
AREA PROVIDED 30 GREATER THAN 0.8	

1. UNDERGROUND UTILITIES SHALL BE REQUIRED FOR THIS PROJECT
2. TO PREPARE, THIS PROJECT WAS BASED IN 2001 CBC

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PROJECT NAME AND ADDRESS

ATTACH. 4 (Cont.)



PROJECT NAME AND ADDRESS

ATL

5948 ATLANTIC AV.
LONG BEACH, CA

DESIGNER
LUS MARIANO
ARCHITECTS

2551 HODGINS ST.
APT. A WINSTON
BEACH, CA 90648
5621 635-7556
(714) 640-9609

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF ARCHITRAVE AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ARCHITRAVE.

DESIGNER
JORGE VERDUGO

PROJECT
5948 ATLANTIC AV.
LONG BEACH, CA 90648

PROPOSED NEW BUILDING

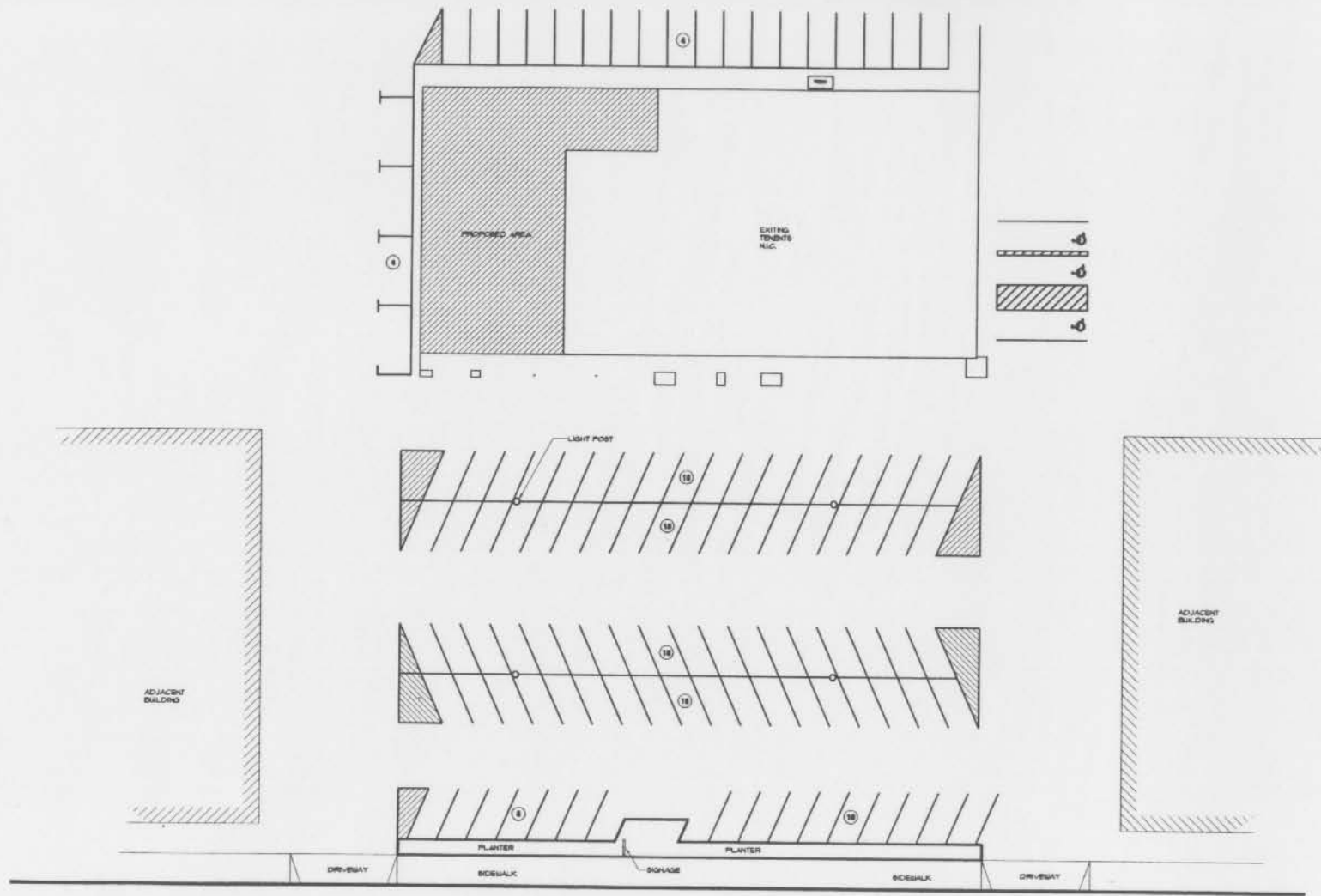
ELEVATIONS AND
SECTIONS DETAILS

DATE: JUN-22-05

3 SHEET 4

FL_ATL_Floor Plan_JUN22_0

ATTACHMENT 5



① SITE PLAN
1/8" = 1'-0"

REV	DATE	BY	CHKD

2628 & 2626 SOUTH ST.
LONG BEACH, CA 90805

PLAN FOR

SITE PLAN

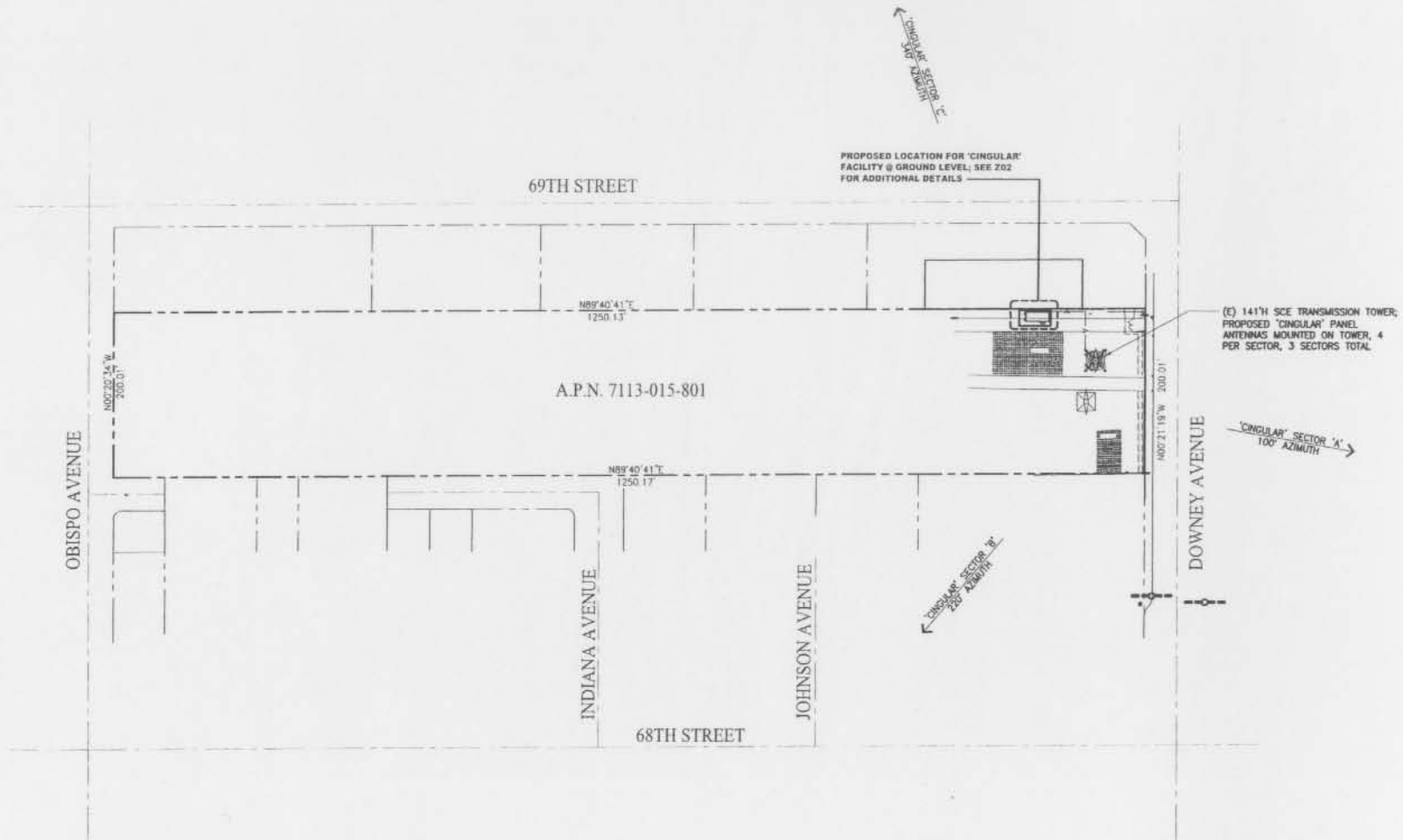
DRAWN	CAD
DATE	6/11/05
SHEET	

A-1

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<p>FLOOR PLAN</p>	<p>2628 & 2626 SOUTH ST. LONG BEACH, CA 90805</p>						
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REVISIONS							

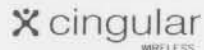


ATTACHMENT 6



ARCHITECTURE · ENGINEERING · PLANNING
2450 DUPONT DRIVE, IRVINE, CA 92612
PHONE (949) 475-1000 FAX (949) 475-1001

SOUTH & DOWNEY
LSANCA0185A
6887 DOWNEY AVENUE
LONG BEACH, CA 90805



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

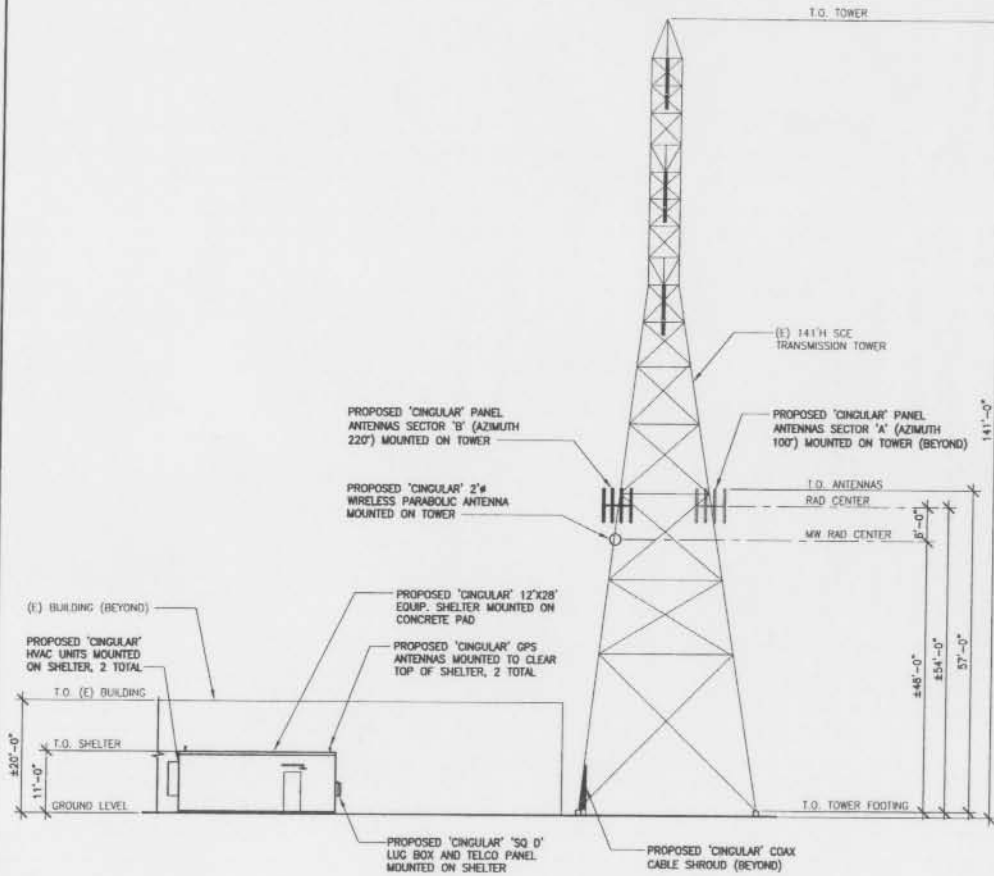
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NO	DATE	REVISIONS					BY	CHK	APP
SCALE AS SHOWN		DESIGNED				DRAWN			

CINGULAR WIRELESS
CERRITOS, CA

SITE PLAN

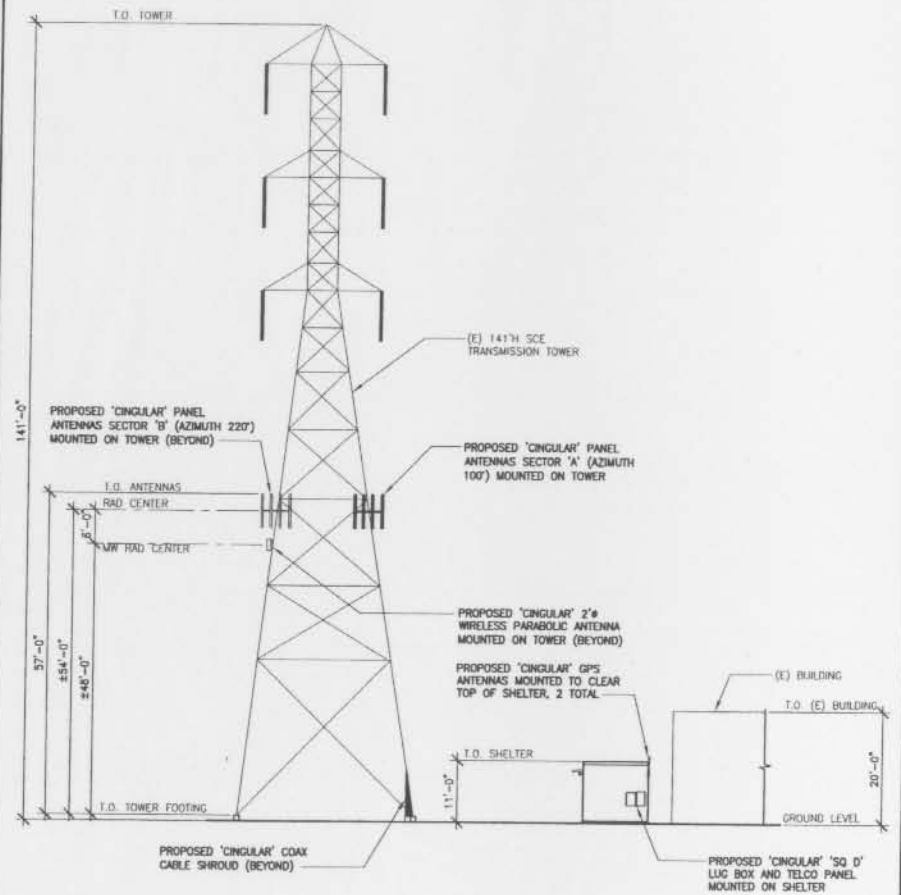
JOB NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0185A-Z01	A

ATTACH. 6 (Cont.)



SOUTH ELEVATION

SCALE 1/32" = 1'-0"



EAST ELEVATION

SCALE 1/32" = 1'-0"



ARCHITECTURE · ENGINEERING · PLANNING
2450 DUPONT DRIVE, IRVINE, CA 92612
PHONE (949) 475-1000 FAX (949) 475-1001

SOUTH & DOWNEY
LSANCA0185A
6687 DOWNEY AVENUE
LONG BEACH, CA 90805

cingular
WIRELESS
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

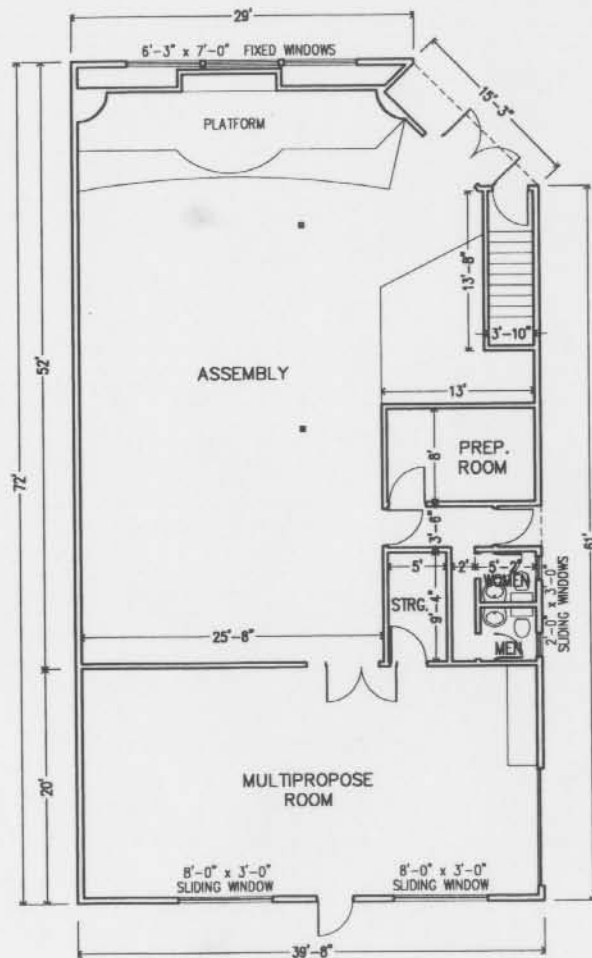
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SCALE AS SHOWN					
DESIGNED		DRAWN			

CINGULAR WIRELESS
CERRITOS, CA

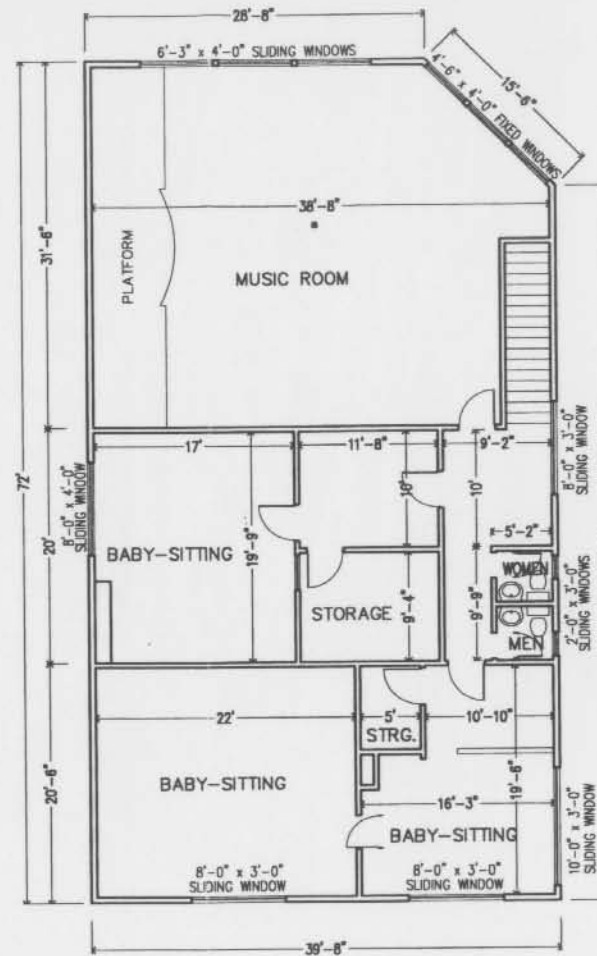
ELEVATIONS

JOB NO.	DRAWING NUMBER	REV.
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ATTACHMENT 7



FIRST FLOOR



SECOND FLOOR



FLOOR PLAN

SCALE: 3/32" = 1'



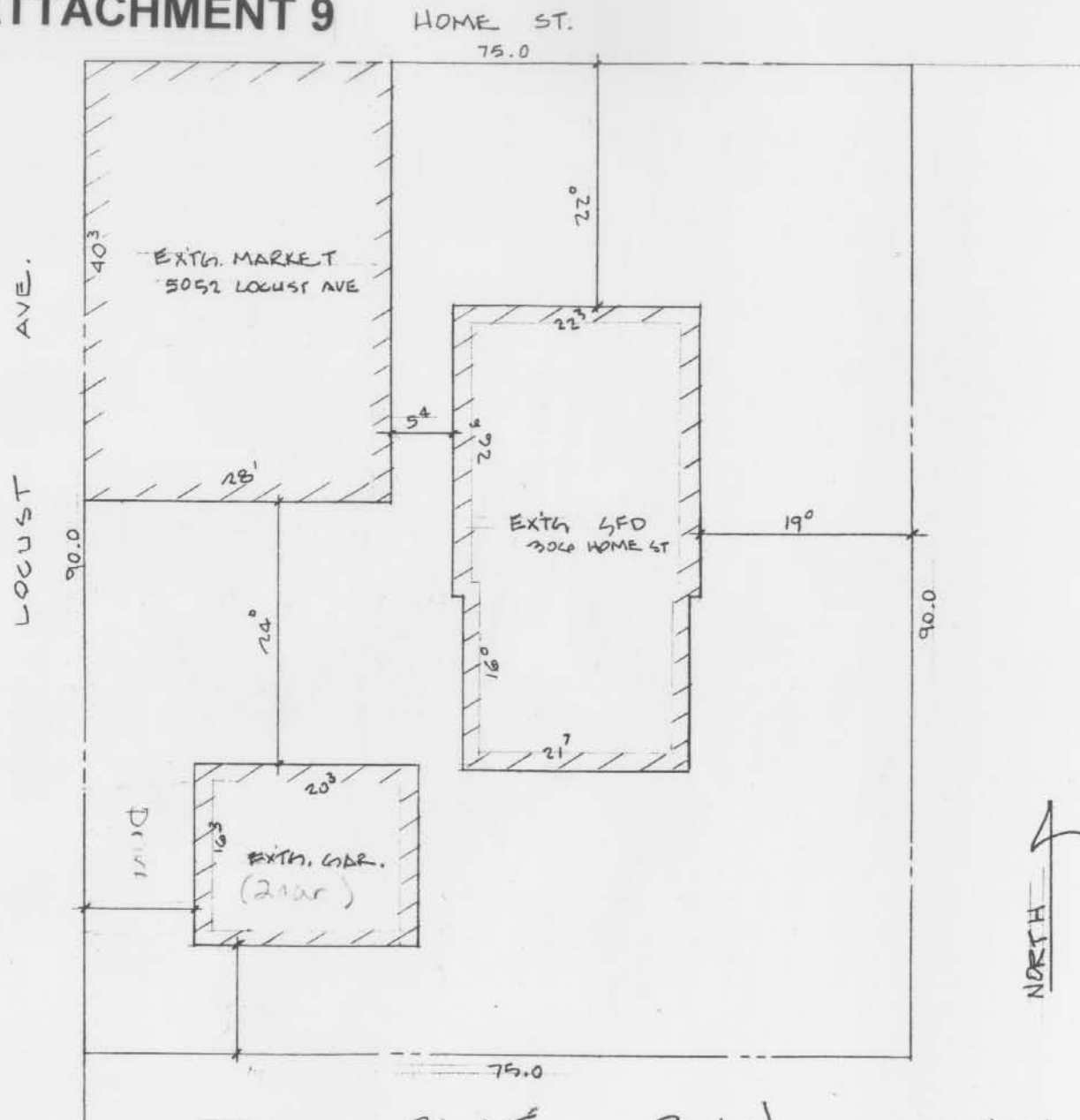
THE AMERICAN LIQUOR LICENSE EXCHANGE
1601 CLOVERFIELD BLVD., SUITE 200
SANTA MONICA, CA 90404
800-711-2114

SITUS: IGLESIA DE DIOS ISRAELITA
990-992 E. ARTESIA BLVD.
LONG BEACH, CA 90805
AMLEX 04-60

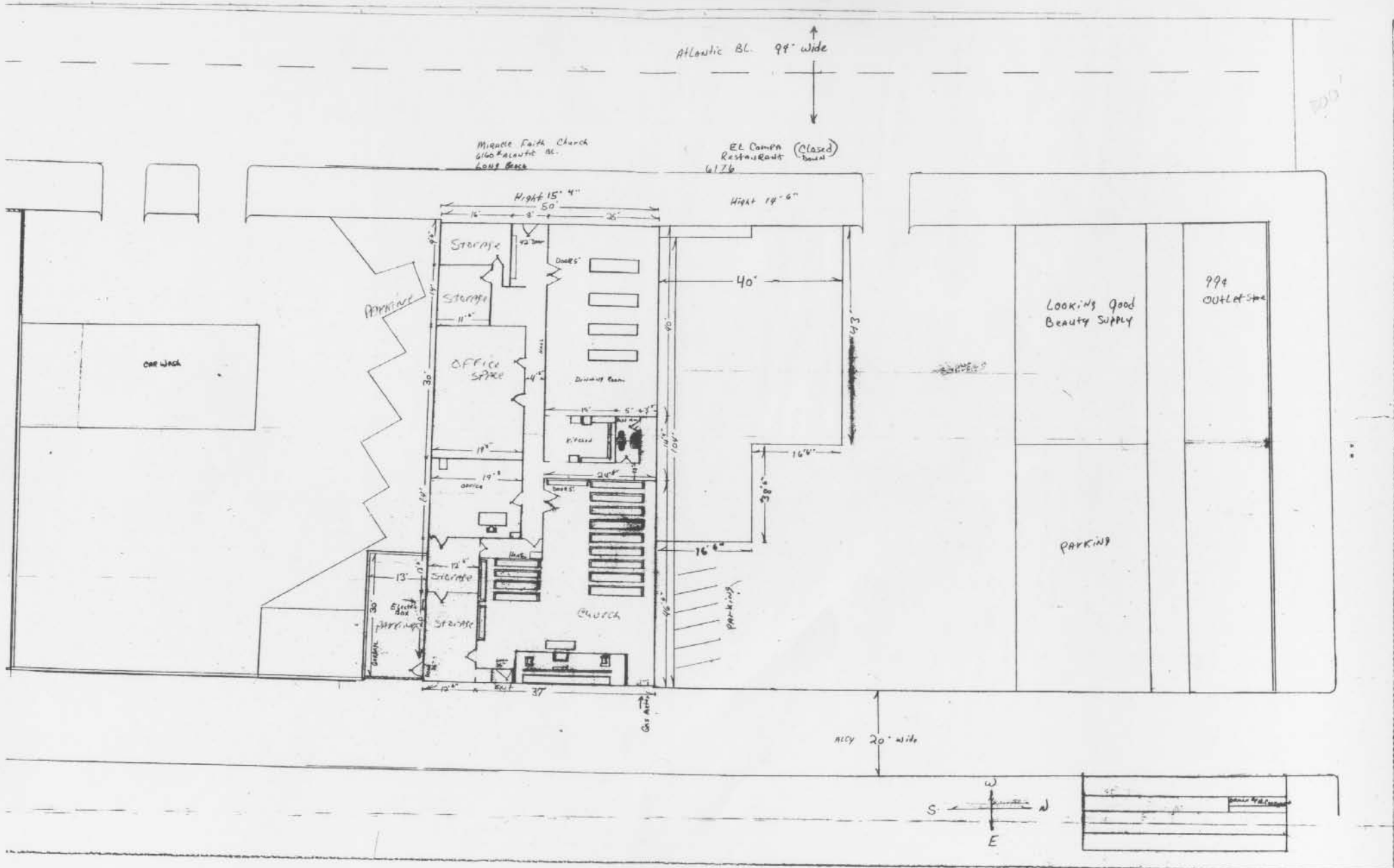
CASE No:

DATE: JANUARY 18, 2005

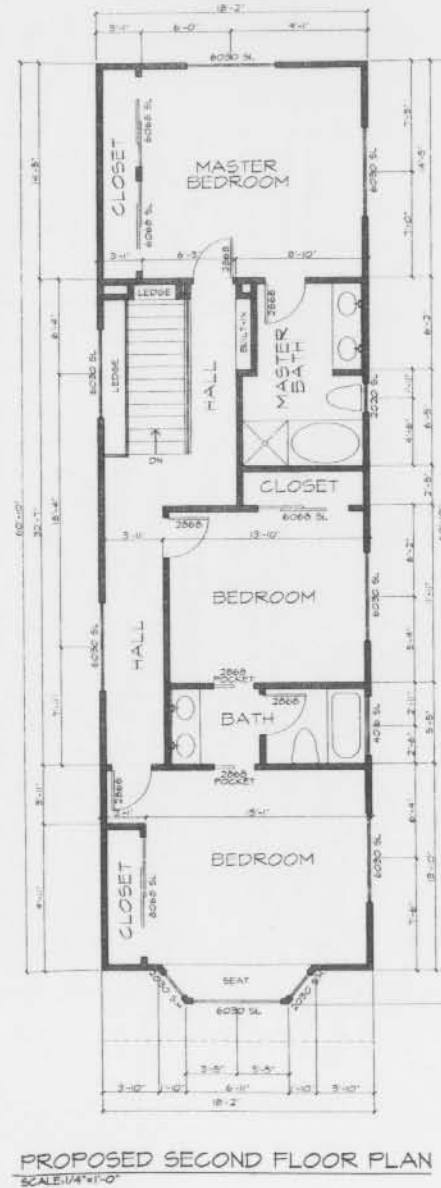
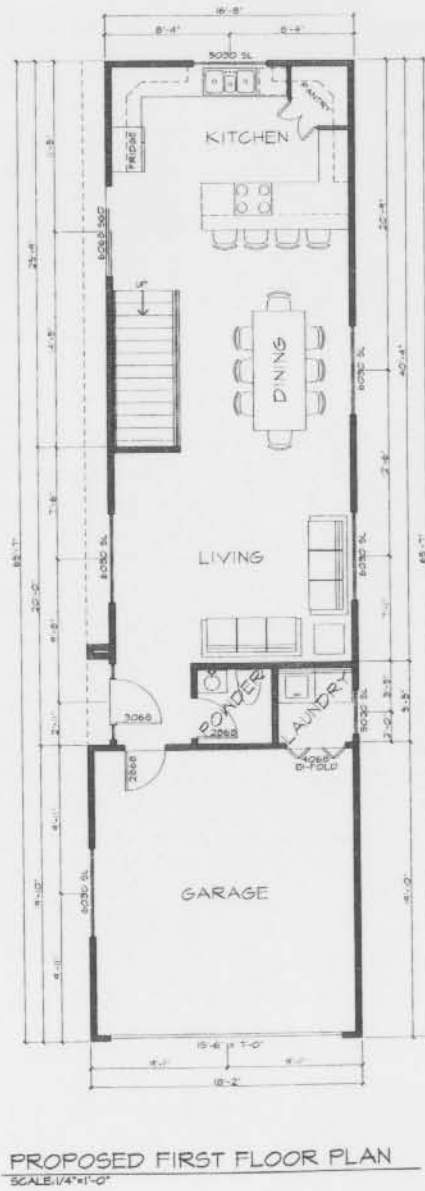
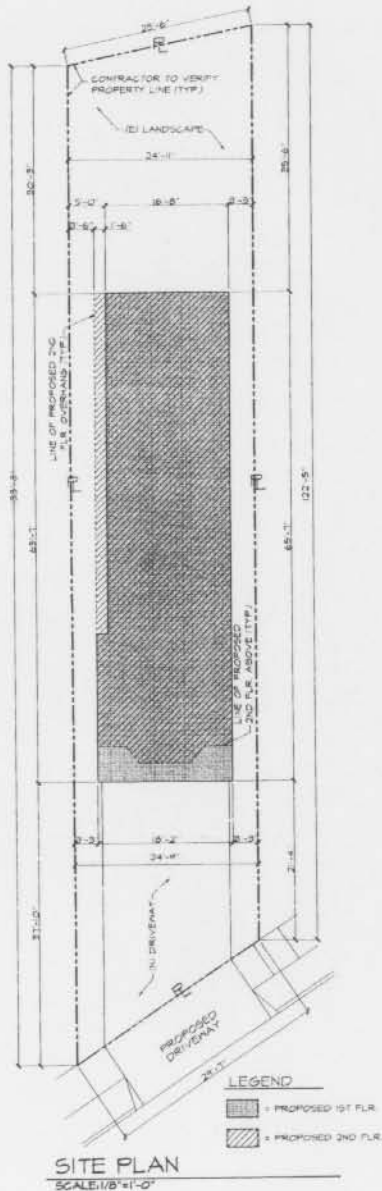
ATTACHMENT 9



PLOT PLAN SCALE: 1" = 10'



ATTACHMENT 11



LEGAL DESCRIPTION	
APN : 7126-010-026	
TRACT : 5992	
BLOCK : 21	
LOT : 10	
ZONE : R-1-N	
NO. OF STORY : 2	
TYPE OF CONSTRUCTION : V-N	
SITE INFORMATION	
LOT SIZE, SQ. FT.	3226.00
PROPOSED 1ST STORY, SQ. FT.	771.04
PROPOSED 2ND STORY, SQ. FT.	1127.52
TOTAL LIVING, SQ. FT.	1898.56
PROPOSED GARAGE, SQ. FT.	354.02
F.A.R. %	58.85
M.I.C. %	34.87

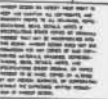
REVISIONS	DATE

HARBOR DESIGN
 PLANNING • DESIGN • DRAFTING
 (310) 430-2237

OWNER: CABRERA FAMILY
 JOB TITLE: NEW TWO STORY HOUSE
 ADDRESS: 119 EAST 5TH STREET
 LONG BEACH, CALIFORNIA

DRAWN BY: ED BIVIAN
 DATE: APRIL 18, 2005
 SCALE: 1/8" = 1'-0"
 SHEET: A-1

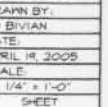
REVISIONS:	DATE:



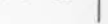
HARBOR DESIGN
PLANNING • DESIGN • DRAFTING
(310) 430-2297



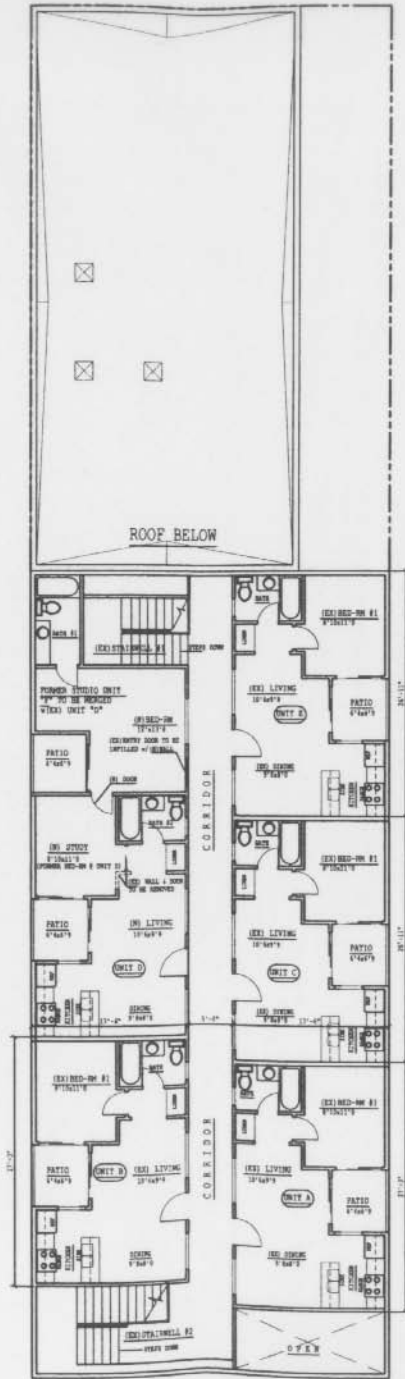
OWNER:
JOB TITLE:
ADDRESS:



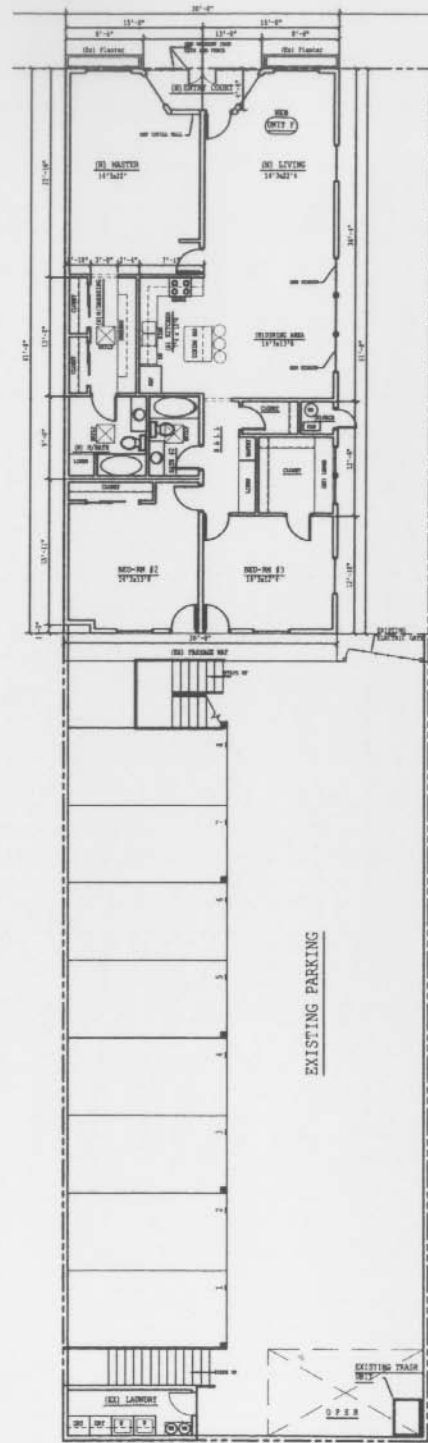
A-2



ATTACHMENT 12



EXISTING 2nd FLOOR APARTMENT UNITS



PROPOSED 1st FLOOR T. I. APARTMENT UNIT



NORTH

STUDIO AUGUSTI
GEOFFREY AUGUSTI - DESIGNER
1906 Henry St. San Luis Obispo,
California 93401
PHONE/FAX (805) 547-0924

4.1.2	East Market Street	Tenant Improvement
412	East Market Street,	Long Beach, CA

TRACT No: 5134
APN: 7130-001-027

OVERALL UNITS PLAN

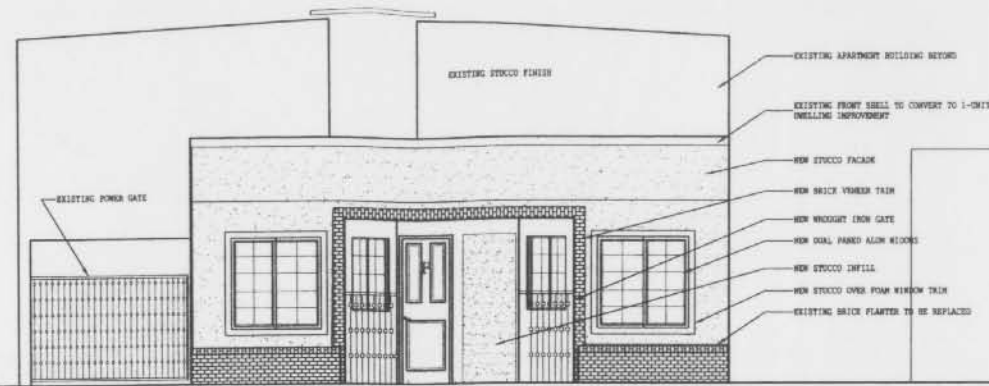
PRINTED	02-27-05
DRAWN BY:	Geoffrey Augustt
SCALE:	$\frac{1}{8}'' = 1'-0''$
PROJECT NO.	04 - 200
DATE:	05-25-04
SHT NO.	

A-0

REVISED	04-18-05
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OVERALL UNITS PLAN

ATTACH. 12 (Cont.)



FRONT (NORTH) ELEVATION 412 E. MARKET ST



RIGHT (EAST) ELEVATION

Market Street

STUDIO AUGUST
GEOFFREY AUGUST, DESIGNER
1906 Henry St. San Jose, CA
California 95131
PHONE: FAX: (408) 347-0924

4.1.2 East Market Street Tenant Improvement

412 East Market Street, Long Beach, CA

TRACT No: 5134
APN: 7130-001-027

EXTERIOR ELEVATIONS

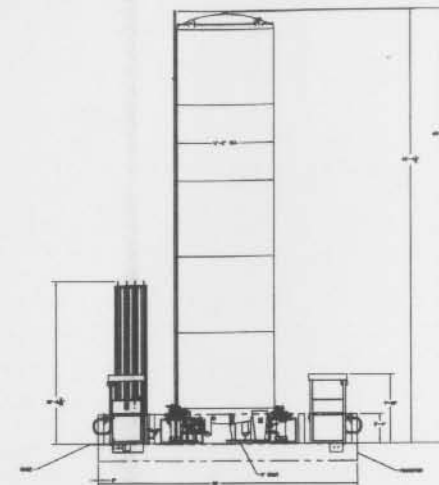
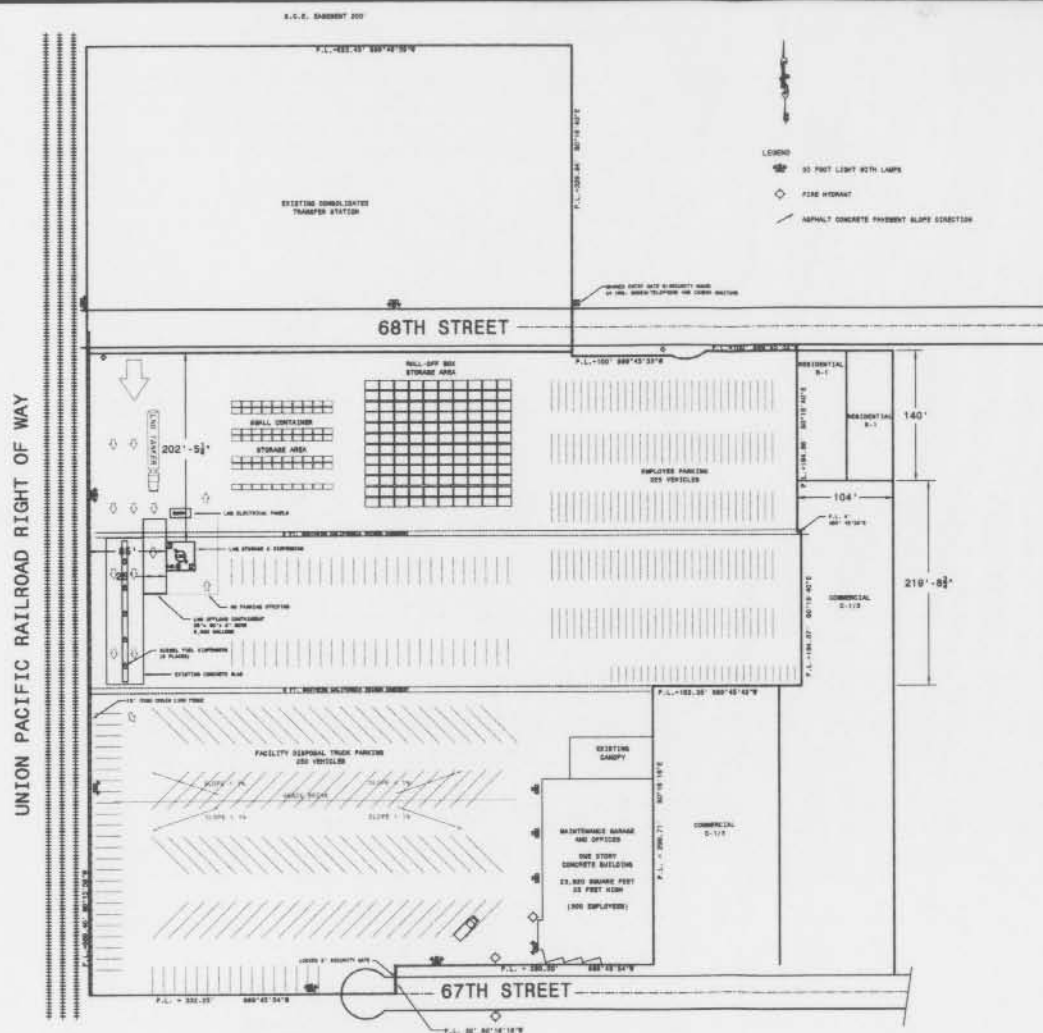
PRINTED 02-27-05
DRAWN BY:
Geoffrey August
SCALE:
1/4" = 1'-0"
PROJECT NO.
04-200
DATE: 05-25-04
SHT NO.

A-4

EXTERIOR ELEVATIONS

REVISED 04-18-05

ATTACHMENT 13



LNG IMPOUND AREA ELEVATION

Notes:

1. Original CUP (Conditional Use Permit) August 1998
9805 - 11
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres
Building 15,055 S.F.
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE: 1/8"=1'		DATE: 02-12-05		REVISIONS:		REV. BY:	
DRAWN BY: SFL		DATE: 02-14-05		Rev. A, Add Elevation View		P.L.	
CHECKED BY:		DATE:		Rev. B, Add Parking Details		S.L.	

Weaver Electric, Inc.

DATE: 02-12-05
BY: SFL
REV: 02-14-05

Working Drawing 118
REV. 118-001

PROJECT:
Consolidated Refuse
LNG-LCNG Fueling Station

SHEET NAME:
Consolidated Refuse
Site Plan View

SHEET:
S-1
SHEET 1 OF 1

ATTACH. 13 (Cont.)



1. Original CUP (Conditional Use Permit) August 1998
9805 - 11
9805 - 18
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SCALE:		DATE		REVISIONS		REV. BY.	
1/8"=1'		03-10-08	Rev A, Add Elevation View			E.L.	
		04-21-08	Rev B, Add Parting Details			E.L.	
		05-18-08	Rev C, Horizontal S/L Tamb			E.L.	
DRAWN BY		DATE					
		02-14-05					
CHECKED BY		DATE					

Weaver Electric, Inc.

Telephone: (714) 917-1100
Fax: (714) 917-1011

PROJECT:
Consolidated Refuse
LNG-LCNG Fueling Station

SHEET NAME: Consolidated Refuse Site Plan View

SHEET:
S-1
SHEET 1 OF 1